

City of

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DIV. OF HOUSING
POLICY DEVELOPMENT

Department of Housing and Community Development
Division of Housing and Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Corcoran Annual Report

Enclosed is the City of Corcoran annual report for the Corcoran Housing Element. Please call if you have any questions.

Sincerely,



Jeri Grant

Community Development Director

enc

CITY OFFICES:

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ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: City of Corcoran

Address: 1033 Chittenden Avenue, Corcoran, CA 93212

Contact: Jeri Grant **Title:** Community Development Director

Phone: 559-992-2151 ext . 230

Report Period: January 1, 2005 **To:** December 31, 2005 ✓

The following should be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued – 66.
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Eighty one (81) apartments units are under construction. The developer is using the low-income State Tax Credit program. These units are limited to low and very-low income levels.

Fifty-six (56) apartment units were approved by Planning Commission. The developer is applying for tax credits. These units will be limited to low and very-low income levels.

The housing rehabilitation program completed 5 major rehabilitations for low income families in 2005.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

**Corcoran Regional Housing Needs Allocation (RHNA)
January 2003-July 2008**

Affordability of Housing Units	RHNA 2001-2008	REMAINING RHNA January 2003-July 2008	Units Provided January 2003 to December 2003	Units Provided January 2004 to December 2004	Units Provided January 2005 to December 2005	Remaining RHNA
Very Low 0-50% of Median	205	124 (81 Tax Credit units*)	9	41 (Farmworker) 7	(*81 tax credit units under construction) (56 tax credit units approved by Planning Commission)	67 (There will be 11 units remaining after construction of the 56 units)
Low 51-80% of Median	171	150	9	5	5	131
Moderate 81-120% of Median	137	117	3	0	0	114
Above Moderate 120%	341	341	24	35	61	221
Total	854	732	45	88	66	533
Source: Housing Element RHNA Chart 4-3 page 4-6; and Household Income page 2-12						

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program. See Table Below

2. Assess effectiveness of actions and outcomes. See Table Below

Program by Program Status Report-Assessment of Effectiveness

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
1	Code Enforcement	Code enforcement includes property maintenance, vehicle abatement, and building abatement. The City continues to work with the community code violations and refer property owners to the Housing Rehabilitation Program.	Code enforcement is an effective means of improving neighborhoods and addressing code violations.
2	Paint Programs	In 2005 a total of 29 homes were painted (19 homes were painted by homeowners; and another 10 homes were	The City offers assistance to low and moderate income homeowners for exterior painting.

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		painted for senior citizens and/or the disabled).	The paint program helps preserve the exterior of the home and improves the look of the neighborhood.
3	Housing Rehabilitation Program	In 2005 26 homes were rehabbed and 24 grants awarded to address health and safety issues. The City received State CDBG and HOME grants to fund rehab programs.	The housing rehabilitation programs helps preserve homes for low income families and the improved home increases the property values of the neighborhood. Health and safety grants of up \$2,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.
4	Preservation of At-Risk Affordable Housing	The City continues to monitor the potential units at-risk. Currently none of the housing projects are at-risk for conversion to market rate.	Ongoing monitoring is an effective means of insuring the preservation of low income units.
5	Adequate Sites	The City has promoted new housing development by fast tracking development applications. The City will maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation.	The City's progressive attitude toward the development of single family housing has been very effective in meeting the housing goals.
6	Density Bonus Program	The City allowed an increase in single family residential density on an infill 5 acre parcel which subsequently was approved for BEGIN funding in the amount of \$530,000. The City will review and update the density bonus ordinance to facilitate affordable housing.	The City needs a significant amount of single family units. This subdivision and the BEGIN funds will be very effective in assisting the City obtain its goals.
7	Regulatory and	The City has some of the	The City's goals of

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
	Financial Incentives	<p>lowest planning fees in the Central Valley and expedites residential subdivisions and multi-family projects. The City is also very proactive in obtaining housing grants. An 81 unit apartment complex for low income is under construction in 2005. A 56 unit low income apartment was approved in 2005 by the Planning Commission. The apartment complex was approved under a conditional use permit process.</p> <p>The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to very low, low and moderate income households. The City annually evaluates the impact on timing, cost and supply of multi-family housing and to date there has been no constraint on the multi-family development.</p>	<p>attracting single family housing to the community are very effective. The City will continue to offer programs to encourage homeownership and to keep the fees as low as possible. However, as the Federal and State Government continues to increase air quality standards, water standards and other regulations; and as the State passes other costs on to the Cities in an effort to balance the State budget, the unfortunate result is that Cities and Counties will have no other recourse but to institute impact fees on development.</p> <p>The conditional use permit process continues to work well in the approval process for multi-family projects.</p>
8	First Time Homebuyers Program	<p>In 2005, 7 loans were approved in the First Time Homebuyers Program. The City will continue marketing this program and will include marketing to the employees of the hospital, school district, and prisons.</p>	<p>The First Time Homebuyers Program is very effective in making homes affordable.</p>
9	RDA Closing Costs Assistance Program	<p>In 2005 3 loans were approved for the RDA Closing Costs Assistance Program. The program has been started up and outreach will include the</p>	<p>The RDA Closing Cost assist families of moderate income to obtain their own house.</p>

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		major employers-hospital, school district and prisons.	
10	New Construction Program/Infill Lots	In 2005 2 loans were approved for the New Construction/Infill Lot Program.	The new construction program has been started up. Over a period of three to four years it is expected that at least five homes will be built. The Program assists low income families in obtaining a new home.
11	Purchase and Rehabilitation Homeownership Program	In 2005 4 rehabs were completed for the Purchase and Rehabilitation Homeownership Program (HOP).	The acquisition/rehabilitation program has been initiated and is effective in improving the condition of housing for families that live in substandard or overcrowded conditions.
12	Section 8 Rental Voucher	In 2004 there were 67 households in Corcoran that received Section 8 vouchers. The City will continue to work with Kings County Housing Authority to ensure that as many as possible Section 8 vouchers are used in the Corcoran area.	Section 8 is a vital program for rental housing and is a priority of the City Council to ensure that as many as possible are available in the community.
13	Affordable Housing Assistance	The City is implementing housing activities for low income households using funding from CDBG, BEGIN and CALHOME. The City will continue to apply for funds to address the housing needs of the community. The City will revise the density bonus ordinance and provide an inventory of housing sites to interested developers.	The grants the City consistently applies for CDBG, HOME, CalHome and BEGIN. These funding sources assist in obtaining the goals set forth in the Housing Element.
14	Emergency Shelters and Transitional Housing	The City revised and approved the Zoning Ordinance amendment in 2005 to permit	The ordinance conditionally permits emergency shelters in the

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		emergency shelters in the CS zone.	CS zone district.
15	Farmworker and Employee Housing	A site inventory of property allowing farmworker housing has been prepared.	The City of Corcoran is an agriculturally based community. Therefore most of the people participating in the housing rehabilitation program and the first-time homebuyer program are agricultural workers.
16	Housing for Disabled Persons	The zoning ordinance was revised in 2005 to permit residential care facilities serving six or fewer persons and employee housing by right in residential zones, conditionally permit emergency shelters in the C-S zone and the definition of a family was revised.	The revised ordinance addresses the following: <ol style="list-style-type: none"> 1. Conditionally permit emergency shelters within a CS zone district. 2. Permit residential care facilities serving six or fewer persons in all residential zones. 3. Allowance of farmworker housing serving six or fewer persons in all residential zones. 4. Definition of a family revised.
17	Promote Equal Housing Opportunities	Corcoran will coordinate with Kings County to select a local fair housing agency. The City has obtained a fair housing brochure from the US Department of Housing and Urban Development which is offered in Spanish and English. It is available at City Hall, the Corcoran Library, Chamber of Commerce and other areas as appropriate.	The brochures effectively explain fair housing rights in both English and Spanish.
Source: Housing Element pages 6-11 through 6-18			

C. Progress toward mitigating governmental constraints identified in the housing element.

Governmental Constraints

No.	Governmental Constraint	Discussion and Progress Toward Mitigating constraint
1	Land Use	<p>The City of Corcoran uses the General Plan Land Use Element to guide residential development. These policies are implemented through several types of ordinances including the Zoning and Subdivision Ordinance. The land use designations and zoning districts support a variety of housing types ranging from very low density development which generally includes single family homes on large lots to high density development, which includes multi-family development ranging from 14 to 29 units per acre. The City will continue to ensure that there is adequate appropriately zoned areas of the community to accommodate the housing units proposed by the Regional Housing Needs Assessment.</p>
2	Housing Opportunity	<p>The City encourages and facilitates a range in types and prices of housing for all economic and social groups in the community including those with special needs, including people with disabilities, people requiring transitional housing or emergency shelter and farmworkers. The City of Corcoran has a health and safety grant program that provides a grant of up to \$2,500 to address emergency repairs for homeowners. Disabled homeowners can have their homes painted free of charge through the City's paint program. The City of Corcoran also has a very active housing rehabilitation program, first time home buyer program, new construction program, housing acquisition/rehabilitation program and RDA Closing Cost Program. These programs are used by low/moderate income families, many of which are farmworkers. Seniors and the disabled often chose to incorporate some handicapped features in their homes that are being rehabbed. The City has, over the past 24 years, effectively used CDBG and the HOME program when it was made available, to improve the housing conditions in the community. The City is now trying to promote and encourage the development of middle income housing for those people who</p>

No.	Governmental Constraint	Discussion and Progress Toward Mitigating constraint
		have entry level housing and are now ready to move into a larger home.
3	Development Standards	Corcoran's Development Standards allow a range of densities based on the zoning district.
4	Development Incentives	State law requires jurisdictions to grant a 25% density bonus and at least one regulatory concession if the project sets aside: (1) 10% of the units for very low-income households; (2) 20% of the units for low-income households; (3) 50% of units for qualifying residents, such as senior residents, or (4) 20% of condominium units for moderate income households. The City of Corcoran has begun the process of updating the density bonus ordinance.
5	Development Review Procedures	Single family residential homes can be built by right in single family residential zones. Multi-family projects of five or more units require a conditional use permit. Conditional use permits usually complete the process in 30 to 45 days and standard development improvements are required. A conditional use permit is required because of the impact that a larger multi-family complex can have in a neighborhood. The process is not any more lengthy or onerous than the review time required by other jurisdictions in Kings County, however staff will continue to monitor the process to ensure that applications are expedited.
6	Building Codes and Site Improvements	The City has not adopted any additional local amendments to the 1997 UBC and at this time there are no impact fees other than connection fees.
7	Potential Housing Constraint for People with Disabilities	The City revised the Zoning Ordinance in 2005 to accomplish the following: 1. Conditionally permit emergency shelters in the CS zone district. 2. Permit residential care facilities serving six or fewer persons in all residential zones. 3. Allowance of farmworker housing serving six or fewer persons in all residential zones.
Source: Housing Element Pages 3-7 through 3-19		